



Exciting development opportunity for 38 residential units comprising of 34 houses and 4 apartments

Land at Old Orchard House,  
Horebeech Lane,  
Horam, East Sussex TN21 9DZ



# Site Description

## Location

Horam is a vibrant village in the Wealden District of East Sussex, situated three miles south of Heathfield and is in the parish of settlements including Vines Cross and Burlow. It lies in the Low Weald and is close to the southern boundary of the High Weald Area of Outstanding Natural Beauty (AONB). The village has good road links with the A267 linking Tunbridge Wells and Eastbourne. It is also served by various routes of the Eastbourne Bus company.

The site lies to the east of the village of Horam on Horebeech Lane, adjacent to the famous Cuckoo Trail and is well served by existing vehicular pedestrian and cycle links. Located approximately 12 minutes' walk from Horam High Street which provides local amenities including café, pub, post office, pharmacy, convenience store, garage, hairdressers, dentist, vet, and a range of independent shops



# Planning

## Planning

Outline planning permission was granted for the erection of up to 38 dwellings, access, landscaping and other associated infrastructure at land at Old Orchard House, Horam, East Sussex TN21 9DZ.  
APP/C1435/W/22/3297371

Reserved Matters Approval WD/2023/1585/MRM

A significant number of the Conditions have been approved:  
WD/2023/1687/CD, WD/2024/1145/CD, WD/2025/2218/CD,  
WD/2025/1563/CD

## Affordable Housing/Commuted Sum

Wealden District Council have confirmed a Commuted Sum payment of £1,569,247 in lieu of the affordable housing would be acceptable enabling all units on site to be offered as ‘open market’/private housing.

## CIL

Vendor Est £528 K

## Unilateral Undertaking

Copy of the document is available on request

| Plot | Beds & Occupancy | Unit Type     | No. of Storeys | Floor Area |             | NDSS (y/m) | Category            | Private Amenity |             | Car Parking Open Bays |
|------|------------------|---------------|----------------|------------|-------------|------------|---------------------|-----------------|-------------|-----------------------|
|      |                  |               |                | GIA (sq.m) | GIA (sq.ft) |            |                     | Type            | Area (sq.m) |                       |
| 1    | 4B/7P            | Detached      | 2              | 132.0      | 1420.84     | Y          | Market (HT 132)     | Garden          | 341         | 2                     |
| 2    | 3B/5P            | Detached      | 2              | 96.0       | 1022.57     | Y          | Market (HT 95)      | Garden          | 142         | 2                     |
| 3    | 4B/7P            | Detached      | 2              | 132.0      | 1420.84     | Y          | Market (HT 132)     | Garden          | 196         | 2                     |
| 4    | 3B/4P            | Detached      | 2              | 84.0       | 904.168     | Y          | Market (HT 84)      | Garden          | 162         | 2                     |
| 5    | 3B/5P            | Detached      | 2              | 96.0       | 1022.57     | Y          | Market (HT 95)      | Garden          | 137         | 2                     |
| 6    | 3B/4P            | Detached      | 2              | 84.0       | 904.168     | Y          | Market (HT 84)      | Garden          | 160         | 2                     |
| 7    | 4B/7P            | Detached      | 2              | 132.0      | 1420.84     | Y          | Self-build (HT 132) | Garden          | 126         | 2                     |
| 8    | 3B/5P            | Detached      | 2              | 96.0       | 1022.57     | Y          | Self-build (HT 95*) | Garden          | 115         | 2                     |
| 9    | 2B/4P            | Semi-Detached | 2              | 80.0       | 861.113     | Y          | Affordable (HT 79)  | Garden          | 73          | 2                     |
| 10   | 2B/4P            | Semi-Detached | 2              | 80.0       | 861.113     | Y          | Affordable (HT 79)  | Garden          | 70          | 2                     |
| 11   | 2B/4P            | Semi-Detached | 2              | 80.0       | 861.113     | Y          | Affordable (HT 79)  | Garden          | 106         | 2                     |
| 12   | 2B/4P            | Semi-Detached | 2              | 80.0       | 861.113     | Y          | Affordable (HT 79)  | Garden          | 187         | 2                     |
| 13   | 3B/5P            | Detached      | 2              | 96.0       | 1022.57     | Y          | Market (HT 95)      | Garden          | 170         | 2                     |
| 14   | 2B/4P            | Semi-Detached | 2              | 80.0       | 861.113     | Y          | Affordable (HT 79)  | Garden          | 82          | 2                     |
| 15   | 2B/4P            | Semi-Detached | 2              | 80.0       | 861.113     | Y          | Affordable (HT 79)  | Garden          | 97          | 2                     |
| 16   | 3B/5P            | Detached      | 2              | 96.0       | 1033.34     | Y          | Market (HT 96)      | Garden          | 170         | 2                     |
| 17   | 3B/5P            | Semi-Detached | 2              | 93.0       | 1001.04     | Y          | Market (HT 93)      | Garden          | 180         | 2                     |
| 18   | 3B/5P            | Semi-Detached | 2              | 93.0       | 1001.04     | Y          | Market (HT 93)      | Garden          | 160         | 2                     |
| 19   | 4B/7P            | Detached      | 2              | 132.0      | 1420.84     | Y          | Market (HT 132)     | Garden          | 200         | 2                     |
| 20   | 3B/5P            | Detached      | 2              | 96.0       | 1033.34     | Y          | Market (HT 96)      | Garden          | 180         | 2                     |
| 21   | 3B/5P            | Detached      | 2              | 96.0       | 1022.57     | Y          | Market (HT 95)      | Garden          | 160         | 2                     |
| 22   | 4B/7P            | Detached      | 2              | 132.0      | 1420.84     | Y          | Market (HT 132)     | Garden          | 260         | 2                     |
| 23   | 4B/7P            | Detached      | 2              | 132.0      | 1420.84     | Y          | Market (HT 132)     | Garden          | 210         | 2                     |
| 24   | 3B/5P            | Detached      | 2              | 96.0       | 1022.57     | Y          | Market (HT 95)      | Garden          | 230         | 2                     |
| 25   | 4B/7P            | Detached      | 2              | 134.0      | 1442.36     | Y          | Market (HT 131*)    | Garden          | 180         | 2                     |
| 26   | 1B/2P            | Apartment     | 1              | 50.0       | 538.196     | Y          | Affordable (HT 50)  | Communal        | 475         | 2                     |
| 27   | 1B/2P            | Apartment     | 1              | 50.0       | 538.196     | Y          | Affordable (HT 50)  | Communal        | *           | 2                     |
| 28   | 1B/2P            | Apartment     | 1              | 59.0       | 635.071     | Y          | Affordable (HT 50)  | Communal        | *           | 2                     |
| 29   | 1B/2P            | Apartment     | 1              | 59.0       | 635.071     | Y          | Affordable (HT 50)  | Communal        | *           | 2                     |
| 30   | 4B/7P            | Detached      | 2              | 134.0      | 1442.36     | Y          | Market (HT 131)     | Garden          | 260         | 2                     |
| 31   | 3B/5P            | Semi-Detached | 2              | 93.0       | 1001.04     | Y          | Market (HT 93)      | Garden          | 160         | 2                     |
| 32   | 3B/5P            | Semi-Detached | 2              | 93.0       | 1001.04     | Y          | Affordable (HT 93)  | Garden          | 180         | 2                     |
| 33   | 3B/5P            | Detached      | 2              | 96.0       | 1033.34     | Y          | Market (HT 96)      | Garden          | 160         | 2                     |
| 34   | 3B/4P            | Detached      | 2              | 84.0       | 904.168     | Y          | Market (HT 84)      | Garden          | 160         | 2                     |
| 35   | 3B/5P            | Semi-Detached | 2              | 93.0       | 1001.04     | Y          | Affordable (HT 93)  | Garden          | 112         | 2                     |
| 36   | 3B/5P            | Semi-Detached | 2              | 93.0       | 1001.04     | Y          | Affordable (HT 93)  | Garden          | 172         | 2                     |
| 37   | 4B/7P            | Detached      | 2              | 134.0      | 1442.36     | Y          | Market (HT 131*)    | Garden          | 187         | 2                     |
| 38   | 4B/7P            | Detached      | 2              | 134.0      | 1442.36     | Y          | Market (HT 131)     | Garden          | 189         | 2                     |

\* Handed

TOTAL

3694.0 39761.9

35% Affordable

4135 76 11 Visitor Parking

# Sales and Viewing Information

## Vendor's Notes

- The site is for sale freehold with vacant possession.
- VAT not applicable
- Exchange of contracts within 21 days of receipt of contract documentation. 10% deposit payable on exchange of contracts and held as agents for the vendor.
- A ransom strip to east and west boundaries is excluded from this sale.
- Unfettered access by foot and/or vehicle to and beyond the ransom will be a primary condition of the sale.
- Rights to connect all services, communication conduits are to be made available at no cost to the Vendor.
- An overage of £35,000 per unit will be levied if the total number of dwellings exceed the number of dwellings determined in APP/C1435/W/22/3297371.
- In the event before or after exchange the purchaser does not legally complete, all rights be they copyright, letters of reliance, plans and reports relating to the discharge of conditions will be transferred to the vendor for the consideration of £1.00 (one pound)

## Method of Sale

- The site is offered by Sale of Informal Tender(subject to contract).
- Offers are invited on an unconditional basis.
- All offers must be submitted in writing to RPC's Tonbridge Office.

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

- Exchange of contracts within 21 days of receipt of contract documentation
- 10% deposit payable on exchange of contracts and held as agents for the vendor.

## Services

- All intending purchasers are advised to make their own enquires with the relevant statutory bodies to ensure availability and adequacy of any services.

## Viewing

- Strictly by appointment with RPC land & New Homes, 01732 363633 or with Countrywide 07514 728240

## Commuted Sum Calculation

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Name of site:</b>       | Land at Old Orchard House, Horam |
| <b>Planning Reference:</b> | WD/2023/1585/MRM                 |
| <b>Total Commuted Sum:</b> | £1,569,247                       |

| Sales Values (Price per sqm) |                                                          |         |
|------------------------------|----------------------------------------------------------|---------|
| Market Value Area            | Including (indicative)                                   | 2023/24 |
| Low                          | Hailsham, Hellingly, Polegate, Stone Cross, Herstmonceux | £4,176  |
| Medium                       | Crowborough, Heathfield, Uckfield                        | £4,738  |
| High                         | Forest Row, Frant, Within SDNP                           | £4,818  |

| Area                        | Open Market Value | Residual Land Value | Site Costs | Commuted Sum | Number of units | Total per size of unit |
|-----------------------------|-------------------|---------------------|------------|--------------|-----------------|------------------------|
| <b>One bed flat @...</b>    | <b>50 sqm</b>     |                     |            |              |                 |                        |
| Low                         | £208,776          | £79,335             | £11,900    | £91,235      | <b>4.00</b>     | £364,941               |
| Medium                      | £236,881          | £90,015             | £13,502    | £103,517     |                 | £0                     |
| High                        | £240,896          | £91,540             | £13,731    | £105,271     |                 | £0                     |
| <b>Two bed house @...</b>   | <b>79 sqm</b>     |                     |            |              |                 |                        |
| Low                         | £329,867          | £125,349            | £18,802    | £144,152     | <b>6.00</b>     | £864,910               |
| Medium                      | £374,272          | £142,223            | £21,333    | £163,557     |                 | £0                     |
| High                        | £380,615          | £144,634            | £21,695    | £166,329     |                 | £0                     |
| <b>Three bed house @...</b> | <b>93 sqm</b>     |                     |            |              |                 |                        |
| Low                         | £388,324          | £147,563            | £22,134    | £169,698     | <b>2.00</b>     | £339,395               |
| Medium                      | £440,598          | £167,427            | £25,114    | £192,542     |                 | £0                     |
| High                        | £448,066          | £170,265            | £25,540    | £195,805     |                 | £0                     |
| <b>Four bed house @...</b>  | <b>106 sqm</b>    |                     |            |              |                 |                        |
| Low                         | £442,606          | £168,190            | £25,229    | £193,419     |                 | £0                     |
| Medium                      | £502,187          | £190,831            | £28,625    | £219,456     |                 | £0                     |
| High                        | £510,699          | £194,066            | £29,110    | £223,176     |                 | £0                     |
| <b>Total Commuted Sum:</b>  |                   |                     |            |              |                 | <b>£1,569,247</b>      |



# Agent Details

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